

Planning Board Minutes

Thursday, September 8, 2005

Memorial Building
150 Concord Street, Ablondi Room

Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Sue Bernstein, Carol Spack, Clerk, and Andrea Carr-Evans. Also present Jay Grande, Planning Director, and Mary Reynolds. Tom arrived later, Ann Welles was acting chair.

Meeting was called to order at 7:30 pm

I. ANR Review ~ 15 Hillside Road

Anthony Strattner and Carl Melanson stated that the purpose of this ANR was to join two lots and separate out a portion of the parcel to the abutters. The taxes have been paid and the town engineer has recommended endorsement of the application. The Board felt that the plan needed the addition of a note in regards to lots 6c & 6b. The applicant agreed to an extension to September 20, 2005, to allow for this change.

II. ANR Review ~ 103 Spruce Street

Terry Ryan attended the discussion. He explained to the Board that the purpose of this ANR was to create a new parcel that will be combined with an existing lot with frontage on Audrea Road. The taxes have been paid and the town engineer has recommended endorsement of the application. *Carol Spack moved that the Framingham Planning Board endorse a plan of land in Framingham Massachusetts dated May 25, 2005, revised September 6, 2005, showing the creation of a new parcel A. Andrea Carr-Evans seconded the motion. The vote was 4 in favor 0 opposed.*

III. Updated 593 Consultants, GPI Proposal for Rt30

Art Scarneo and Heather Monicup were in attendance.

Jay updated the Board on the Rt30 installation of an ITMS signal system within the Golden Triangle. Ann Welles noted the doc# 792-05 the proposal from GPI which the Board has in their packet to review. Art briefly reviewed their proposal giving background information as well as how they planned to complete the project. The

1 Board reviewed the proposal, Jay noted that the Board needed to vote to either accept
2 or not accept the proposal as presented and discussed tonight. *Carol Spack moved*
3 *that the Framingham Planning Board approve and accept the proposal from GPI*
4 *dated Aug 24, 2005, as referenced in doc# 792-05 to prepare an ITMS with the*
5 *consent of General Growth Management that this work be done by GPI with the*
6 *\$75,000 identified for this work rather than having VHB do it. Sue Bernstein*
7 *seconded the motion. The vote was 5 in favor 0 opposed.*

8 (Thomas Mahoney returned during this discussion and will resume as Chair)

9 **IV. Updated High Street**

10 The Board discussed the project on High Street with Art Scarneo and decided that
11 they did want to get the bid process started.

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14 **V. Continued Public Hearing for Site Plan Review and Public Way Access for 49,**
15 **51 and 55 New York Ave, Genzyme Corporation.**

16 In attendance were Peter Barbieri, Henry Fitzgerald and Mike Hall. Peter stated that
17 the Southborough hearing needed to be continued until September 22, 2005 and that
18 they were in receipt of GPI's report on traffic. Mike Hall felt that they have
19 responded to concerns raised and noted that he had provided the Board with a written
20 response to their concerns. He also reminded the Board of the recommended
21 mitigation items. Heather Monticup responded to the applicants' claims that they had
22 addressed all their concerns. She agreed that most of the concerns were resolved but
23 that there were a few outstanding items. The site distances information for some of
24 the intersections has still not been provided and that they have not had any formal
25 discussions on mitigation. Jay updated the Board on a recent meeting with Southboro
26 Planning Board members and noted that the key concerns were that of neighbor hood
27 safety issues, accessibility for the over 55 neighborhood to the road, signal timing at
28 the overpass and public transportation. The applicant is still waiting for additional
29 accident data from the Framingham Police department and will provide the Board
30 with an updated report. GPI will need to review the mitigation package and make
31 recommendations. Thomas Mahoney requested that the applicant reallocate some

1 previous mitigation funds in the amount \$30,000 towards a new LIFT bus grant. The
2 applicant seemed to be in favor of this request but they will need to meet with
3 Southboro and then get back to the Board. *This hearing was continued to Sept 29,*
4 *2005, at 8:45.*

7 **VI. Public Hearing for Modification to a Scenic Road and Public Way Access**
8 **Permit, 99 Parmeter Road**

9 In attendance for the applicant was Faith Easter and Bob Drake. Tom read the
10 hearing notice into the record. Faith stated that the applicant intends to create a
11 driveway entrance for an additional lot to be formed from the property. They are
12 intending to make a 14 foot opening and reuse the existing stone to form a return wall
13 down the driveway. The Board reviewed the plans and provided photos; they had
14 concerns regarding the type and look of the return walls along the drive. They would
15 like to see a site triangle for review by the town engineer which should also be shown
16 on the plan. The Board will work on a decision. *This hearing was continued to*
17 *October 6, 2005.*

18
19 **VII. Meeting Announcements**

20 The Board reviewed the upcoming meeting schedule. *Ann Welles moved that they*
21 *suspend the Planning Board rules and allow 3 hearings on September 20, 2005.*
22 *Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed.*
23 *Ann Welles moved that they suspend the Planning Board rules and allow 3*
24 *hearings on September 29, 2005. Carol Spack seconded the motion. The vote was 5*
25 *in favor and 0 opposed.*
26 *Ann Welles moved that they suspend the Planning Board rules and allow 3*
27 *hearings on October 6, 2005. Carol Spack seconded the motion. The vote was 5 in*
28 *favor and 0 opposed.*

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30 **VIII. Member Prerogatives**

31 **a.** Sue mentioned that the applicants were not using the check off list for traffic
32 review and also that they are not providing the Board with all the required

1 information. She suggested that they not discuss traffic unless the completed
2 information has been provided. Jay will draft a policy. *Sue Bernstein moved that*
3 *they institute a policy that requires an applicant to submit all traffic data that is*
4 *required and confirmed by our consultant or that traffic will not be discussed.*
5 *Andrea Carr-Evans seconded the motion. The vote was 5 in favor and 0 opposed.*
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7 **b.** Andrea Carr-Evans asked for a update on the monies from Lowe's and Natick
8 Mall that was to go towards the Rail Trail.

9 **c.** Tom mentioned that a committee was being formed for the 126/135 intersection
10 and they are requesting a representative from the board. He recommended Ann
11 Welles. The board supported that.

12 **d.** The Board reviewed and signed the architectural elevation plans for Lowes. *Carol*
13 *moved to accept the architectural drawings for Lowes. Andrea seconded the*
14 *motion. The vote was 4 in favor, 0 opposed and 1 abstention (Tom Mahoney)*
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16 **IX. Meeting Adjournment**

17 *Andrea Carr-Evans moved to adjourn. Carol Spack seconded the motion. The vote*
18 *was 5 in favor and 0 opposed. The meeting adjourned at 11:45pm*
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20 Respectfully submitted,
21 Mary Reynolds
22 Recording Secretary
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24

25 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE PLANNING**
26 **BOARD MEETING OF JANUARY 5, 2006.**
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29 Thomas Mahoney, Chairman